

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**TWO STOREY INDUSTRIAL PREMISES WITH ON  
SITE CAR PARKING**



**UNIT 3, MONARCH INDUSTRIAL PARK,  
198 KINGS ROAD, TYSELEY, BIRMINGHAM, B11 2AP**

**9,847 SQ FT (914 SQ M)**

- 21 CAR PARKING SPACES TO THE FRONT
- PROMINENT LOCATION
- OUTSIDE OF CLEAN AIR ZONE
- FLEXIBLE TERMS

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The units are situated on the Monarch Industrial Estate, just off the King's Road within the well-established industrial area of Tyseley. The site is located mid-way between Birmingham International Airport, NEC and Birmingham City Centre. The unit has excellent motorway connections being just a short drive from the M42 (5.7 miles), M6 (6 miles) and M40 (8.8 miles). There is also a regular rail link into Birmingham New Street via Tyseley station with an approximate journey time of 19 minutes.

## DESCRIPTION

The premises are situated in a row of terraced industrial units of brick elevations surmounted by a double pitched roof incorporating glass panels. Internally the unit benefits from a light metal truss roof, concrete floor, three phase electricity, fluorescent strip lighting, gas warm air blower heater, manual roller shutter, kitchenette & WC facilities. The property has offices located at first and second floor level, which have a mixture of carpet and tiled cover floors, suspended ceiling with CAT 2 lighting and gas fired central heating, WC facilities and air conditioning in part. Externally there is a shared yard. The property benefits from 21 allocated car parking spaces available to the front of the unit.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	8,009	744
First Floor	949	88
Mezzanine Floor	388	36
Second Floor	499	46
<b>TOTAL</b>	<b>9,847</b>	<b>914</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected to include mains gas, water and (three phase) electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £60,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £32,750. Rates payable will be in the region of £16,342.25 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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